



FOR LEASE | **243,214 SF**
2200 S BUSINESS 45 | **CORSICANA, TX**

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PROPERTY HIGHLIGHTS



**FLEXIBLE LAYOUT
OPTIONS IDEAL FOR
DISTRIBUTION &
WAREHOUSING**



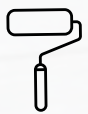
**STRATEGICALLY
LOCATED WITH
IMMEDIATE ACCESS
TO I-45**



**AMPLE TRAILER
& CAR PARKING
AVAILABLE**



**ENTIRE FACILITY
IS FULLY FENCED
& SECURED**



**NEW EXTERIOR
& INTERIOR
PAINT (2025)**



PROPERTY DETAILS

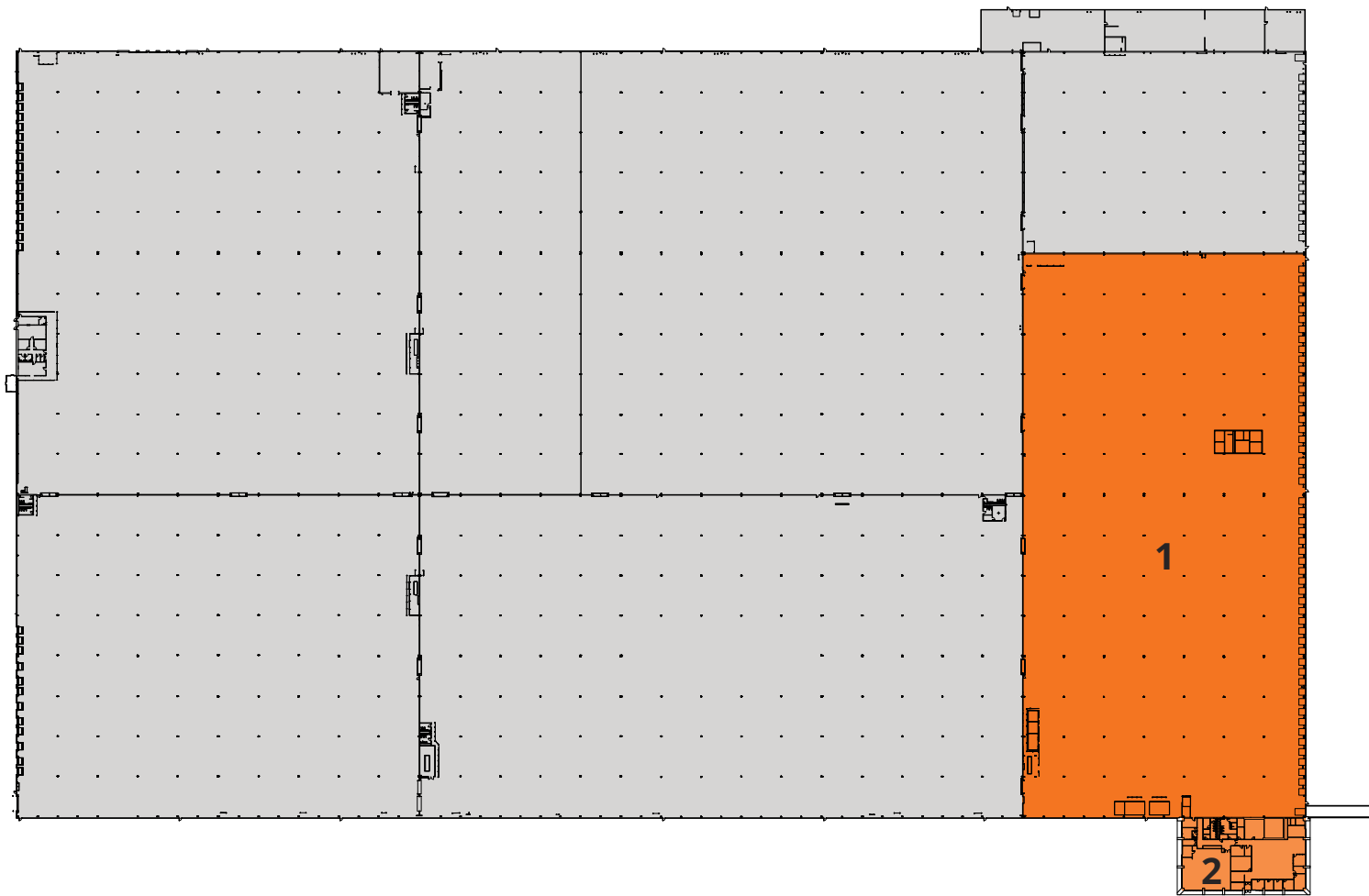
2200 S BUSINESS 45 | CORSICANA, TX

AVAILABLE SPACE	243,214 SF
WAREHOUSE SPACE	230,284 SF
OFFICE SPACE	12,930 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	52
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	26' - 28'
COLUMN SPACING	48' x 48'
ROOF	TPO
WALLS	Insulated Metal Panel
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1981
YEAR RENOVATED	2025
FIRE SUPPRESSION	100% High Density Wet System
LIGHTING	Fluorescent
POWER	Main Feed 12,470 Volts
COMPRESSED AIR	Two, 125-PSI Compressors Two, 60-HP Compressors
PARKING	867 Trailer Spaces, 329 Car Spaces
LAND AREA	138.36 Acres
ZONING	L-1: Light Industrial
PARCEL ID	10900

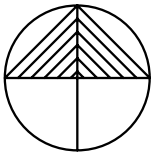


FLOOR PLAN

2200 S BUSINESS 45 | CORSICANA, TX



NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	52	1	230,284 SF
2	OFFICE	N/A	N/A	12,930 SF
TOTAL				243,214 SF



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I-45	1.5 MILES
DALLAS, TX	58 MILES
FORT WORTH, TX	80 MILES
AUSTIN, TX	159 MILES

